

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
DISPOSITION PARCEL E-9B  
IN THE WATERFRONT URBAN RENEWAL AREA  
PROJECT NO. MASS. R-77

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WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Waterfront Urban Renewal Area, Project No. Mass. R-77, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, North and Blackstone Company has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel E-9B in the Waterfront Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That North and Blackstone Company be and hereby is tentatively designated as Redeveloper of Disposition Parcel E-9B in the Waterfront Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;



(c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel E-9B by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).





CITY HALL

STREET

CONGRESS

NEW

STREET

NORTH

STREET

COLISEUM  
BUILDING

PARCEL E-9B

NORTH

MARKET STREET

MARKET STREET

STREET

COMMERCIAL

NEW ATLANTIC

NEW

STREET

AVENUE

HANOVER

STREET



1. Artisans Bettering Livelihood and Education Inc. (non-profit)  
62 Joyce-Hayes Way  
South Boston, MA

Sponsored by:

Community Services Administration  
J. F. Kennedy Building  
Boston, MA

Architect:

Walter H. Pulsifer of Waltham

Proposal:

Refurbish existing two (2) buildings,  
add a one-story building between them,  
and create a park area in the center of  
the site facing North Street.

Uses would include the entire ground  
floor for the ABLE group for craftsmen work  
and display areas. Upper floors would be  
office space for employment and job  
training agencies such as CSA, VISTA, etc.

Estimated Cost:

\$2.1 million

2. William Strazzullo  
Box 8601  
Boston, MA.

Architect:

Sallburg Assoc.  
Woburn, MA

Proposal:

Rehabilitate both buildings

Uses would include five (5) special  
restaurants in the Hark Beef building  
and commercial activities in the smaller  
building.

Estimated Cost:

\$500,000

3. Harbor Arts Foundation  
15 Court Square  
Boston, MA  
(Peggy Forbes)

Architect:

Hardy, Holzman & Pfeiffer of New York

Proposal:

Development of a retail/entertainment center with accommodations for a legitimate theatre.

Estimated Cost:

\$5.4 million

4. Bay Development Company  
177 State Street  
Boston, MA  
(Bob Yelton)

Architect:

Sullivan Design Group  
Braintree, MA

Proposal:

Development of a medical office complex accommodating some 80-100 doctors, etc. Also, the inclusion of four (4) small cinemas and a day care center. The existing buildings are to be retained and integrated into a single structure with a new building.

Estimated Cost:

\$5.2 million



5. New Boston Associates  
One Albermarle Street  
Boston, MA  
(Sonny Page, et al)

Architect:

American General Inc.  
Dale Euga of Winchester

Proposal:

Development of a commercial, entertainment,  
residential and sporting complex.

Estimated Cost:

\$5.4 million

6. Pace Brothers Inc.  
d/b/a/ DiMatteo Associates  
54 Salem Street  
Boston, MA

Architect:

Hill, Miller, Friedlander, Hollander Inc.  
Cambridge, MA

Contractor:

Vappi & Company  
Cambridge, MA

Proposal:

Rehabilitation of the existing two buildings  
which will be connected on each level by  
the construction of a new building. The  
development will provide a combination of  
retail and office activities designed to  
continue the North End produce market  
atmosphere.

Estimated Cost:

\$5 million

7. Sprague Industries, Inc.  
44 Commercial Street  
Boston, MA

Architect:

Ruth, Shives and William, Inc.  
Boston, MA

Proposal:

Development of a Trade Center for garment industry, athletic club, roof-top bar, private women's club, bank, restaurant and other retail activities. Rehabilitation of existing two buildings connected by construction of a new building. Total square footage of 100,000.

Estimated Cost:

\$3.8 million

8. North and Blackstone Company  
(Winn Development Company)  
Boston, MA

Architect:

Mintz Associates  
Boston

Contractor:

Gilbane Building Company

Proposal:

Rehabilitation of Hark Beef building, demolition of Coliseum building (claims to have option to purchase) and new construction of a 157-room luxury European style hotel. Rehabilitation of Creek Square, with the inclusion of two small cinemas and other local type retail on ground floor. Parking for 84 cars, one level below grade. Hotels of Distinction would be the hotel operator projecting room rates of \$50 per day.

Estimated Cost:

\$7 million



9.

Renaissance Development Company

73 Tremont Street

Boston, MA.

(Thomas DiBenedetto of Salomon Brothers and  
Leonard Florence of Leonard Silver International)

Architect:

Anderson Notter Associates  
Boston, MA

Proposal:

Seven-story infill building between existing two structures which will be rehabed. Several floors would be occupied by Leonard Silver International for demonstration of silversmiths and sales area. Other floors would be occupied by glass-makers and pewter craftsmen.

63,000 square feet of new mixed commercial space, plus existing buildings. Other uses would include local retail and restaurants.

Estimated Cost:

\$3.8 million



## MEMORANDUM

RESUBMITTED: FEBRUARY 16, 1978  
FEBRUARY 2, 19783589  
2/16

TO: Boston Redevelopment Authority

FROM: Robert F. Walsh, Director

SUBJECT: WATERFRONT PROJECT MASS. R-77  
Tentative Designation of Developer  
for Parcel E-9B  
(24-52 North Street)

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The Authority authorized the advertisement for development proposals for Waterfront Disposition Parcel E-9B on June 9, 1977. A total of nine (9) proposals were submitted as a result of said advertisement. I have reviewed all of the proposals and am recommending to this Board that a tentative designation be given to the North and Blackstone Company for the development of a 157 room hotel, two small cinemas, local retail on the ground floor, and underground parking for approximately 80 spaces.

In considering all of the aspects of each of the development proposals, it is my judgement that the hotel proposal will have the most beneficial impact on the area. Essential to this decision is the fact that this particular developer has obtained an option to purchase the adjacent Coliseum building and proposes to demolish that building and include the parcel in the hotel development. Although it was not required in the developer's kit, it adds a significant and highly visible parcel to the overall development and will ultimately resolve the final disposition and integration of that parcel into a more coordinated development proposal.

The hotel development is consistent with the design objectives of the urban renewal plan and will generate considerable employment opportunities for the community. It will not adversely effect the pushcart vendors on North and Blackstone Streets and, in fact, the developer has agreed to provide appropriate assurances to the Authority that construction methods will be employed to minimize disruption during the construction period.

An appropriate Resolution is attached.